

WOODS

PALMER RADCLYFFE

A SECLUDED AND UNIQUE DETACHED 1920S HOUSE WITH ARTS AND CRAFTS INFLUENCE, LARGE GARDENS AND UNSPOILT RURAL VIEWS.



The Meadows

Church Street

South Brent

Devon

TQ10 9AQ

**Offers in the Region Of
£595,000**

Ref: DR01586

*** SPACIOUS DETACHED HOUSE * 3 BEDROOMS * CHARACTER FEATURES * LARGE GARDENS *
UNSPOILT RURAL VIEWS * GARAGING * * * * ***



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DESCRIPTION

The Meadows is a charming older style family house of unique character providing spacious three bedroomed accommodation with excellent quality features. These include an attractive granite fireplace, several double aspect rooms, quarry tiled floors, handmade oak staircase and wonderful oak front door. The property benefits from gas central heating and leaves further potential for significant extension, subject to planning consent. An important feature of The Meadows is the superb grounds. A parking area and garage give way to sweeping lawns bordered by fine mature trees. Both the house and grounds enjoy unspoilt westerly views towards Ugborough Beacon. To conclude; The Meadows is a very special property indeed. Believed possibly to have been built by Buckfast Abbey this delightful jewel of a property offers great potential in a very private and secluded setting, a short walk from village amenities.

SITUATION

The Meadows occupies a delightful position on the fringes of South Brent, and the beautiful Dartmoor National Park. This is excellent walking and riding country, and is also in close proximity to fantastic coastal scenery and beaches. South Brent has a good range of shops, a health centre, dentist, churches and pubs. There is a thriving pre-school and primary school, with a choice of secondary schooling in nearby Totnes, Ivybridge or Ashburton. A busy community centre with its own library also provides a focus for a plethora of clubs and social events, along with a recreation ground and sports pavilion. The village benefits from easy access to a mainline station at Totnes and to the A38 Devon Expressway allowing quick travel times to both Exeter and Plymouth.

ACCOMMODATION

Enclosed entrance porch with quarry tiled flooring, oak side seat and shelf and beautiful oak front door to:

ENTRANCE HALL

Quarry tiled slab flooring, handmade oak staircase to first floor, understairs cupboard, exposed ceiling beam, central heating thermostat and radiator. Doors to:

CLOAKROOM

Small corner wash basin and W.C.

SITTING ROOM

Elegant double aspect room. Attractive granite fireplace with oak mantel and fitted coal-effect fire. T.V. aerial point, 2 radiators. French doors to conservatory and further French doors to:

DINING ROOM

Double aspect room with outlook over gardens and views to Ugborough Beacon. Exposed beams and radiator. Door to:

KITCHEN

Front aspect window. Fitted with a range of shaker style wall and base units, oak block worksurfaces and ceramic tiled splashbacks. Inset 1 ½ bowl sink with mixer taps and plumbing for washing machine. Gas cooker point. Ample appliance space. Walk-in larder. Courtesy door to garage. French doors from Sitting Room (previously mentioned) to:

CONSERVATORY

Gorgeous outlook over the gardens and side views to the Beacon. Radiator and French doors onto patio. Stairs from Entrance Hall (previously mentioned) to First Floor:

LANDING

Airing cupboard with radiator. Hatch to roof space, exposed beams and doors to:

BEDROOM 1

Double aspect room with garden and countryside views. Built in double wardrobe, two radiators, telephone point and hatch to roof space.

BEDROOM 2

Double aspect rooms with glorious views of Ugborough Beacon. Radiator.

BEDROOM 3

Front aspect room with under eaves storage cupboard and radiator.

FAMILY BATHROOM/SHOWER ROOM

Part-tiled with white suite, comprising panelled bath, large cubicle with chrome shower unit, pedestal wash basin and W.C. Extractor unit and radiator.

OUTSIDE

The property is approached via a long driveway that opens into a good-sized parking and turning area. There is access to the attached single garage with pitched slated roof and roller-shutter door. To the rear of the property is a beautiful raised patio/sun terrace offering extensive space for tubs and shrubs. The extensive grounds provide excellent privacy with well-tended gently undulating lawns, splendid mature shrubs and fine trees with lightly wooded glades. The garden is predominantly south facing and enjoys views to the west of Ugborough Beacon and open moorland.

DIRECTIONS

From the A38 South Brent exit follow the signs into the centre of South Brent village. In the village centre, bear left into Church Street passing the Co-op. On the corner of the street, take the small left turn into a private road. Just beyond the Catholic chapel take the left hand driveway, signed for The Meadows.

Viewing Strictly by Appointment. Please contact us on 01626 834534 if you wish to arrange a viewing appointment for this property or require further information.

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

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